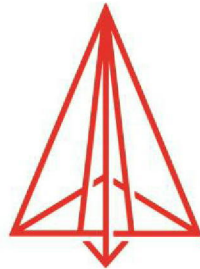


ARCHITECTS DESIGN STATEMENT
PROPOSED SENIORS HOUSING &
HOUSING FOR PEOPLE WITH A
DISABILITY & STRATA SUBDIVISION
103-109 LAYCOCK STREET,
CRANEBROOK 2749

Issued: 29/10/2019



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Design Parameters & Objectives

The following is a list of objectives and planning parameters that form the basis of the design approach. Each objective was carefully considered to achieve a solution that reflects the site context and surrounding areas.

Zone R2 Low Density Residential Objectives:

- *To provide for the housing needs of the community within a low-density residential environment.*

The proposal aims to provide housing for seniors and people with a disability within a location that is primarily a Low-Density Residential Zone. The site provides amenities and views that will enrich the lives of the proposed residents. This proposal allows for the intended residents a site and location with large spans of managed parklands and views of man-made lakes and the mountain ranges of the Blue Mountains.

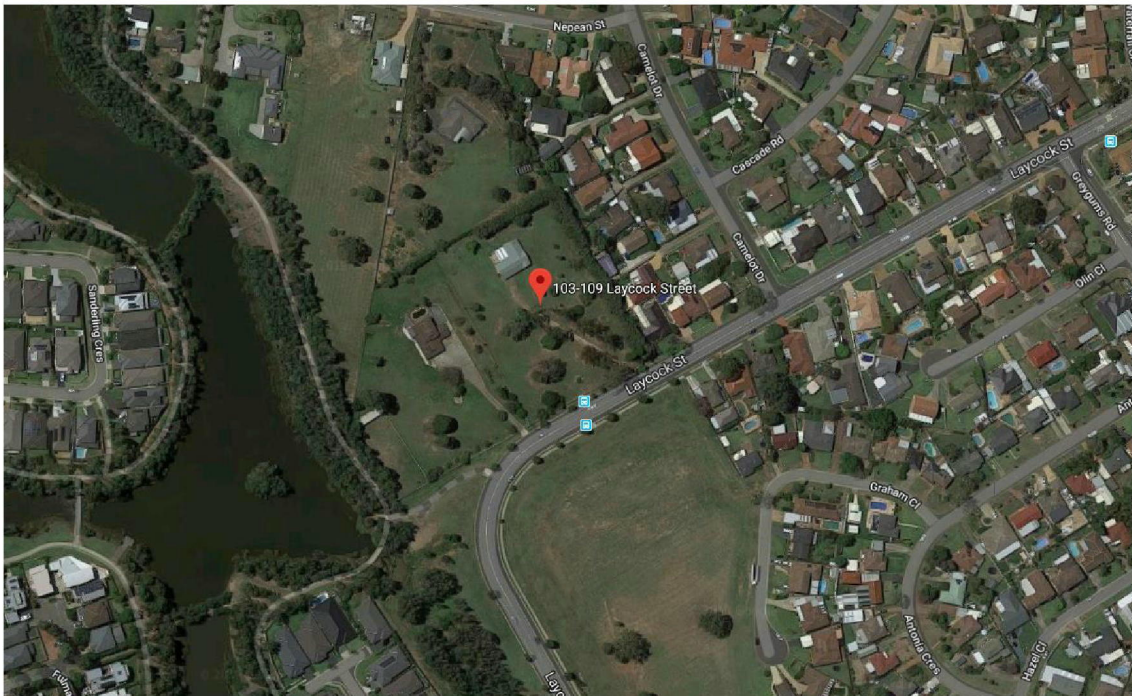


Fig. 1 – Aerial View of the proposed Site within its context.

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Fig. 2 -View from the proposed Site of the Blue Mountain Ranges.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Seniors Housing is permissible within the R2 Zone. This type of development provides additional amenities that provide the frail and people with a disability to actively utilize the spaces provided that may not have been previously accessible.

- *To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.*

In order to maintain the look and feel of the surrounding area many of the controls for Townhouse development were considered extremely important. These controls provide the closest resemblance to low density residential design as they in themselves promote the importance of design that relates back to its context.



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- *To enhance the essential character and identity of established residential areas.*

The design is comprised of new and innovative materials that reflect the original materials found throughout the neighbouring areas. Through the choice of materials the concept provides a distinct link back to the neighbouring dwellings while providing a contemporary look and feel. A thoroughly considered landscape plan was designed in order to maintain the green streets specifically that of Laycock Street.



Fig. 3 -Green "Corridor" of Laycock Street.



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Fig. 4 -Proposed Green Frontage of the Design. Artists impression.

What is notable in the image above is the use of greenery to establish the setback of the design. The intention was to provide a landscape strip to distinguish the front setback of the design. The size of the vegetation and groundcover provides the right amount of screening that replicates the views as demonstrated in Fig. 3.

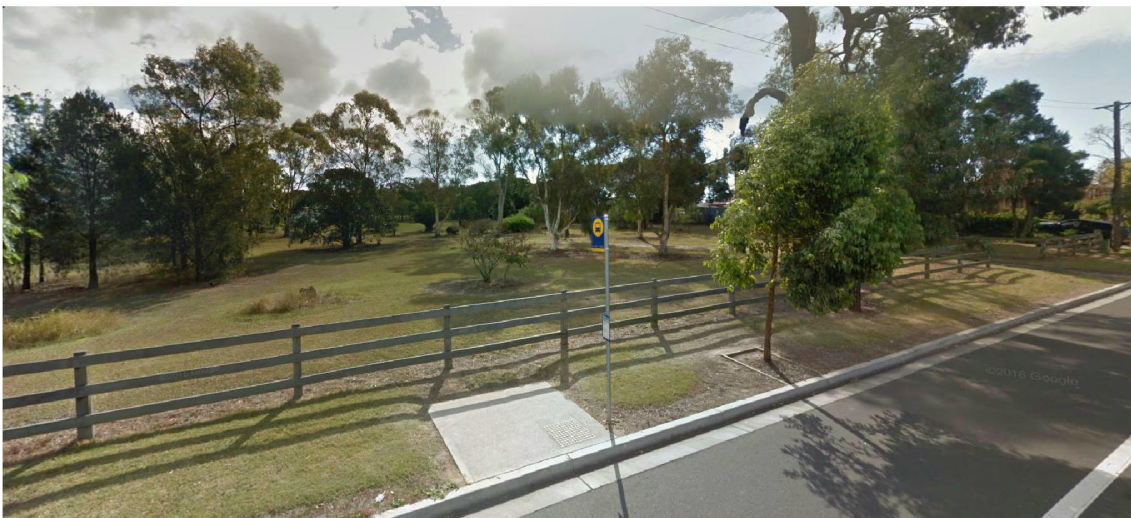
- *To ensure a high level of residential amenity is achieved and maintained.*

This development proposes additional amenity to the site itself and to the surrounding suburb. The primary use of the site is to encourage proposed residents to live within an area that was previously not suitable.

The development also provides a covered bus stop where the previous bus stop provided only a concrete pad.

As per the requirements of sites suitability for seniors housing the development requires to be close to bus services. Fortunately this site was provided with a bus stop centered to the front boundary. The proposal took the opportunity to create a covered bus stop that would integrate with the current hardstand area.

Below are the existing and proposed images of the Bus Stop that services the site.





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Fig. 5 -Existing Bus Stop.



Fig. 6 -Proposed Bus Stop.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

- 1) *This Policy aims to encourage the provision of housing (including residential care facilities) that will—*
 - a) *increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and*

This proposal is intended only to increase the supply for diverse living within the Penrith City Council Area. The design will provide 22 Dwellings with accessible ground floor areas and vehicular parking spaces. the design also provides an accessible common open space for the residents that is located centrally to the development. Beyond the site residents can enjoy the surrounding amenities provided.

- b) make efficient use of existing infrastructure and services, and*

The proposal is well located within reach of the surrounding infrastructure. Sewer, Water, Gas and transportation are all available to the site.



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c) be of good design.

Good design must take into consideration the constraints and controls of the site. The development considers the design guidelines of Penrith City DCP to maintain a harmonious and compatible streetscape. The design is based on the surrounding areas where design features are recognisable throughout the neighbouring development.

2) *These aims will be achieved by—*

a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and

This aim should veer the development away from the controls of the local authority. However, the intended design solution took into account the local provisions and objectives.

b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and

The design principles that are defined within the SEPP provide a minimum design requirement for the proposal. This along with the Development Controls informed the design of the proposal and the suitability of a Seniors Housing Development within the Residential Zone.

c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.

The location of the site and the suitability of the site took into consideration the locations and vicinity to the support services that may be required by the residents.



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The Proposal

The proposal is to provide residential housing for Seniors and People with a Disability. A total of 22 town house style units will be proposed on the site with 100% accessibility to the lower ground floor of each. Every unit except for the units within the rear 15% of the site will consist of a two-storey element. This provides additional spaces for bedrooms for the families of the residents requiring this type of housing. The rear units are of single storey construction with an accessible ground floor.

Each townhouse has two car spaces except for Unit 10. The requirement for parking has been intentionally exceeded to minimise the impact on the surrounding streets. Visitor parking has been made available to accommodate the controls of the DCP.

In addition to the dwelling units is the common open space. Located central to the development it will provide an accessible area that functions as an extension to the private open spaces of each unit. The common open space provides additional area for diverse activities that is active and engaging and promotes interaction between residence and visitors of the residence.

The site is enclosed by fencing as a precautionary measure that provides a safe environment for all residents.

Landscaping is essential to development in Penrith. This design uses landscaping to screen the development from neighbouring properties and to enhance the look and feel of the proposal to and from the site.



Fig. 7 - Overview of the Proposal.

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Within the development is the proposed street circuit, pedestrian walkway and visitor parking spaces. These zones provide the circulation routes throughout the site. These have been designed to provide a safe and efficient path throughout the development.

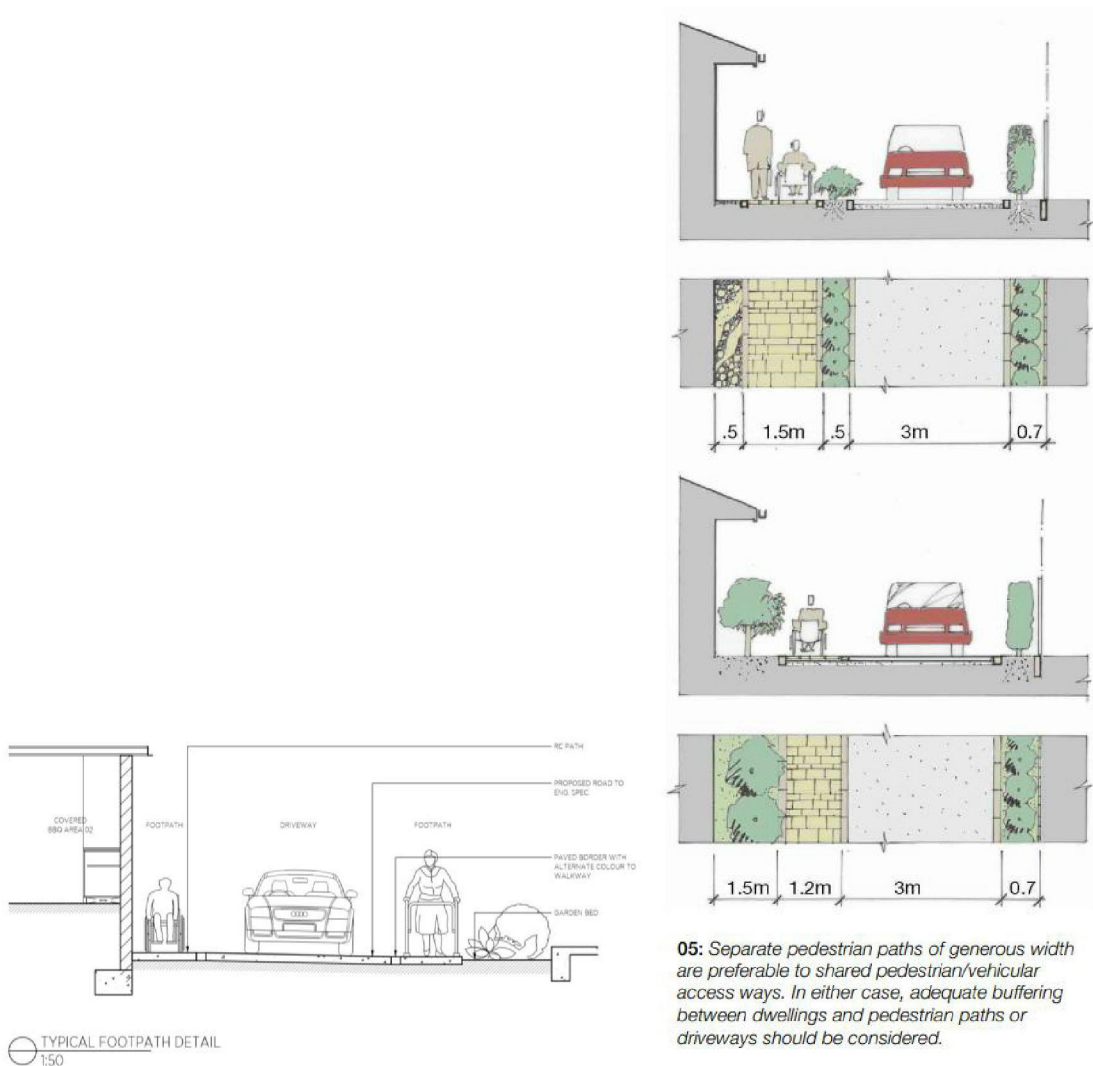


Fig. 8, 9 & 10 – (Left) Detailed Sectional View of the Driveway Detail, (Right) an recommended driveway section as proposed in the “Seniors Living Policy Urban Design Guidelines for Infill Development”



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Fig. 10. – Image of the proposed Driveway & Path Design.

Lighting Bollards and Edge Paving will provide a safe guidance for both vehicles and residents to circulate the development. Zebra crossings have also been provided to safely move between dwellings or to access common open spaces.

The material selection, please refer to the attached Material Schedule, was selected to provide a seemingly endless selection of material choices that provides individual facades to each dwelling. Throughout there area a total of 6 material schemes that are complement each other through the mix of the recurring materials. The selection was based on the surrounding developments with a contemporary spin on existing materials seen throughout the surrounding context.

The bus stop. An essential amenity to the proposal has been incorporated into the scheme. It provides a space for respite before catching the provided transport. The design of the bus stop incorporates planting and materials throughout the site and provides screening from the bin store.



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Fig. 11. – Image of the proposed bin store and bus stop.

The incorporated seating also provides space for 2 wheelchairs. To the left of the bin store is the secured entry to the development and the location of the letterboxes. This is repeated on the opposite side of the site next to the secured driveway. Each entry point provides a secure and covered entrance to the development.



Fig. 12. – Image of the proposed entry & driveway.

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Design Principles

CONTEXT AND NEIGHBOURHOOD CHARACTER

The design considers the natural features of the area and the built environment. The proposal responds to the sloping site with a design that take on the form of the contours. In doing so the development was designed with levels that would not limit the accessibility of the site from front to rear. A minimal amount of ramping was required to access the site. Residents can rely of pedestrian access throughout the site without limitation.

The design also incorporated the landscaping features throughout the site and attempted to retain the significant trees where possible.

The site has a distinctive frontage which faces an open park area directly opposite. The dwellings are also provided with views to the blue mountain. Achievable through the natural slope of the site.

The built form is distinctively like the proposal, specifically to the North East Boundary. The dwellings on this boundary are all battle axe developments. Where this development bears similarity is the relationship between neighbouring properties and their vicinity to each other.

Pushing the side setback further than required provides a rear/side boundary that imitates the side boundaries of surrounding sites.

BUILT FORM AND SCALE

The development provides an appropriate building form that is like the surrounding built forms and is burdened with an 8m height limit. This height limit is not shared by the surrounding properties as they may adopt an 8.5m limit. The proposal also adopts a similar floor plate to the properties north east of the site. The proposal also minimises the floor plat to the upper storeys. This was intended to minimise the overshadowing to the battle-axe lots reducing the overshadowing on their already limited private open spaces.

A maximum of two dwellings attached promote green corridors throughout the development. The neighbouring properties benefit from these spaces through solar access and prevailing winds.



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DENSITY

The available FSR of the site is 0.5:1. The proposal requires only 0.33:1 FSR allowing for more landscaped area and communal spaces.

The rear 15% of the site is designed with single storey two-bedroom dwellings the front of the site contains 3 bedroom two storey dwellings.

SUSTAINABILITY

The bus stop located at the entry of the proposal minimises the reliance on individual vehicles for transport to and from local facilities in turn minimising carbon emissions. The common open spaces within the site provide a space for recreation without the need for vehicular travel.

The park and facilities within 1km of the site provide additional recreational facilities within walking distance.

An analysis of the development has been undertaken and is detailed within the BASIX report provided.

LANDSCAPE

A landscape plan has been provided within this application. The provisions for the landscape area have been determined through the Penrith DCP. The controls relating to Townhouse development seemed to benefit the site providing green corridors and screening to the surrounding neighbouring properties.

AMENITY

The proposal provides a range of two storey and single storey townhouse dwellings with an accessible ground floor and an accessible pedestrian path throughout the site. The development also provides a sheltered space to an existing bus stop for the residents and users of the bus zone.



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SAFETY

Safety and security are provided for residents and visitors through the following design measures:

- Secured entry and exists for pedestrians and vehicles.
- Boundary fencing
- Coloured delineation of pedestrian travel routes and vehicular driveways.
- Fenced common open spaces from driveways
- Glazing windows and doors facing the common driveway and the street for active surveillance.
- Active surveillance of the common open spaces.
- Bollard Lighting to provide well-lit paths for pedestrians and as a safety measure against vehicles.

AESTHETICS

The design of the materials palette and the form of the dwelling facades provide a varying and contemporary aesthetic for the development. Landscaping has the biggest impact on the aesthetic of the proposal. This is incorporated into every potential pocket of the development.

The development has been composed to provide a simple and elegant aesthetic that represents a contemporary version of the sites context.



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Virtual Tour

To better understand the proposal please use this virtual tool. Follow the link below to the proposed design.

The Virtual Tour may be viewed on any device that supports a web browser. We have provided this same tour on the Notification Plans to provide more information to the neighbouring properties to assist with their comments/concerns.



<https://www.4dco.com.au/LAYCOCK/>



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